



AGENDA SPECIAL MEETING HOLLISTER PLANNING COMMISSION

***ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY APRIL 11, 2019 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners: David Huboi, Roxanne Stephens,
Seth Muenzer, Carrie Johnson, and Kevin Henderson

APPROVAL OF MINUTES: February 28, 2019

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS:

1. **Minor Subdivision No. 2019-1, Conditional Use Permit No. 2018-14 for a Planned Unit Development, and Tentative Map No. 2019-1** – Del Curto Brothers Construction and Community Foundation for San Benito County – The applicant is requesting a Minor

Subdivision to abandon the section of Briggs Alley located between the property identified as APN 054-110-036 to the north and APN 054-110-016 and 054-110-030 to the south and dedicating half of the width and length of the alley to the northern property and the other half of the alley to the southern property. The applicant is also requesting Tentative Map Approval and a Conditional Use Permit for a Planned Unit Development to make into condominiums a three story mixed use building with six (6) commercial/retail units on the first floor, eleven (11) residential units on the second floor, and eleven (11) residential units on the third floor as approved by Planning Commission Resolution No. 2018-39 on September 27, 2018 for Site & Architectural Review Application No. 2018-18. The Conditional Use Permit will also include a residential density bonus pursuant to Section 17.04.070 Article II Density Bonus of the Hollister Municipal Code. The properties are located within the Downtown Mixed Use (DMU) Zoning District at 365 San Benito Street, further identified as San Benito County Assessor Parcel Number 054-110-036, 054-110-016, and 054-110-030. CEQA: Categorically Exempt.

2. **Site & Architectural Review No. 2018-19** - Jose Rodriguez - The applicant is requesting Site & Architectural approval to construct a 10,000 SF industrial warehouse on 6.57 acres located at 120 Fallon Road, further identified as San Benito County Assessor Parcel 051-120-019. This parcel is located in the Light Industrial (M1) Zoning District, north of Fallon Road and east of Technology Parkway. CEQA: Categorically Exempt.
3. **Site & Architectural Review No. 2019-3, Conditional Use Permit No. 2019-1** - Mark Trillo - The applicant is requesting Site and Architectural approval to convert an existing non-conforming commercial single-story block building into two, new, Below-Market-Rate affordable residential units on a 7,826 SF lot. There is an existing residence on the property which will also be an affordable unit. The applicant is also requesting the approval of a conditional use permit to approve a variation in the minimum dimension requirement for private and common open space. The project is located at 169 East Street in the R4 High Density Residential Zoning District, further identified as San Benito County Assessor Parcel Number 054-230-023. CEQA: Categorically Exempt.
4. **Site and Architectural Review No. 2019-1** – RSI Group, Inc. / Nina Raey – The applicant is requesting Site and Architectural approval for the construction of a 4,331 SF Denny’s Restaurant on a 0.81 acre site. The project is located within the General Commercial (GC) Zoning District at Highway 25 and Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 056-250-070. CEQA: Mitigated Negative Declaration.
5. **Site & Architectural Review No. 2018-14** - Geary Coats/Coats Consulting - The applicant is requesting Site & Architectural approval to construct a 2,400 SF commercial building, located 773 San Felipe Road, further identified a San Benito County Assessor Parcel Number 051-100-310. This parcel is located in the North Gateway (NG) Zoning District, east of San Felipe Road and south of McCloskey Road. CEQA: Categorically Exempt.

6. **Extension Tentative Map No. 2016-2** - Bob Kutz - The applicant is requesting the planning commission's approval of a Tentative Map extension. On May 4, 2016 the City of Hollister Planning Commission approved Tentative Map 2016-2 for a major subdivision (total of 19 units) with 1 detention basin lot encompassing approximately 4.34 acres in the R1-L/PZ Low Density Residential Performance Overlay Zoning District. On March 22, 2018 the Planning Commission approved a one-year extension of the Tentative Map which expires on May 4, 2019. The project site is located south of Hillcrest Road and east of El Cerro Drive (APN 060-090-007 & 060-090-006). CEQA: Mitigated Negative Declaration.
7. **Planning Commission Bylaws Ordinance** - City of Hollister - At the January 22, 2019 City Council meeting, the City Council adopted new bylaws for the Planning Commission. The changes reflected that the term of office of the Planning Commission members be the same as the term of office of their appointing Council Member. Staff is requesting additional changes to Chapter 2.20 *Planning Commission* of the Hollister Municipal Code to reflect the changes made to the Planning Commission Bylaws. CEQA: Categorically Exempt.
8. **RV & Boats Ordinance** - City of Hollister – The City of Hollister Planning Commission shall determine whether to recommend to the City Council amendments to the Hollister Municipal Code Section 10.10.030 Private property – Parking and storage of recreational vehicles prohibited. CEQA: Categorically Exempt.

NEW BUSINESS:

OLD BUSINESS:

1. Selection of the second Planning Commissioner member of the General Plan Advisory Committee (GPAC)
2. Selection of the two (2) Planning Commissioner Members of the Downtown Sign Ad Hoc Committee.

PLANNING DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT:

NEXT MEETING: Thursday April 25, 2019 at 6:00 p.m.

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Development Services Department at 339 Fifth Street, Monday through Friday from 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (offices closed between noon and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

*Si desea información en español por favor llame al 636-4360
o visítenos al 339 Fifth St.(Calle Cinco) Hollister, CA*

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.